


**WILMINGTON SAVINGS FUND SOCIETY FSB :  
dba CHRISTIANA TRUST not individually but : Civil Action No. 3:18-CV-02209  
as trustee for PRETIUM MORTGAGE :  
ACQUISITION, : (JUDGE MARIANI)  
: (Magistrate Judge Schwab)  
  
Plaintiffs, :  
:  
:  
v. :  
:  
:  
TERESA VELARDI, :  
:  
:  
Defendant. :**

AND NOW, THIS 6<sup>th</sup> DAY OF AUGUST 2019, upon *de novo* review of Magistrate Judge Schwab's Report and Recommendation ("R&R") (Doc. 9), Defendant's "Memorandum of Law in Support" containing objections to the R&R (Doc. 10), and all other relevant documents, **IT IS HEREBY ORDERED THAT:**

1. The R&R (Doc. 9) is **ADOPTED** for the reasons set forth therein;
2. Defendant's objections to the R&R (Doc. 10) are **OVERRULED**;
3. Plaintiff's Motion to Remand to Lackawanna County Court of Common Pleas (Doc. 3) is **GRANTED**.<sup>1</sup>

<sup>1</sup> To the extent Document 3 is also docketed as a Motion to Reassign Case, there being no indication that such a motion is pending or that Plaintiff seeks relief beyond remand (see Docs. 3, 3-1, 3-2, 3-3, 3-4), the docket is to reflect that reference to said motion is stricken from the record.

4. The Clerk of Court is directed to close this case.



Robert D. Mariani  
United States District Judge